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From: David McDevitt
To: Pilcher, Jim
Date: 1/19/2005 2:47:39 PM
Subject: Proposed ROW Abandonment in Bosque De Augustine Residential Subdivision

Our review of the project file and recorded plat for the Bosque De Augustine Subdivision indicates that the two areas that are the subject of the abandonment request are noted as "reserved for future right of way" and both areas include a 20-foot drainage and utility easement. It would appear that the "reserved for future right of way" areas located at the end of both Calle De Santos and Camino Real were established by recorded plat to ensure that when the adjacent property is development, that an interconnection to Bosque De Augustine would be provided. The residential neighborhood interconnection concept/requirement is consistent with the County's Comprehensive Plan and implementing Land Development Regulations. Interconnection (either constructed or reserved) to existing or future development is required for all proposed residential developments absence environmental constraints. This requirement ensures for the physical (vehicular, pedestrian, bicycle, etc.) as well as the social interconnection between adjacent residential neighborhoods. Also, neighborhood "interconnectively" reduces the number of new driveway connections required on collector and arterial roadways, and also reduces the number of new off-site trips utilizing the adjacent collector and arterial roadway system.

Therefore, this office can not recommend approval of the proposed abandonment in that it appears to be inconsistent with adopted County requirements for new residential development as outlined above. However, should be County Commission deem that it is appropriate and in the public's interest to approved the proposed abandonment, we recommend that the 20-foot drainage and utility easements that are a component of both "reserved for future right of way" areas at the end of Calle De Santos and Camino Real be retained by the public. Please contact this office if you require additional information or further clarification regarding this matter.

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from county employees and county officials regarding county business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.